



Connells

Messiter Way
Dudley



Property Description

This exceptional detached family residence is situated in the highly desirable Butlers Crescent development in Dudley. It features generous and modern living areas that have been meticulously maintained by the current owners to a high standard. The property, positioned on a corner plot with a beautifully landscaped rear garden, is perfect for families. Additionally, it includes a detached outbuilding that offers various potential uses. Its prime location provides easy access to excellent amenities and transport links, including the upcoming tram line, as well as proximity to Dudley town center and educational institutions.

Entrance Hall

Double glazed door to the front elevation, stairs to first floor accommodation, central heating radiator.

Lounge

18' 7" x 10' 10" (5.66m x 3.30m)

Double glazed window to the front & side, double glazed french doors to the side leading to garden, understairs storage with power, central heating radiator.

Kitchen

16' 8" x 9' 5" (5.08m x 2.87m)

A fitted gloss kitchen to include a range of wall and base units with work surfaces over, one and a half bowl sink & drainer unit, electric oven & gas hob with extractor hood over, integrated fridge freeze, dishwasher, plumbing for washing machine, tiling, central heating boiler, central heating radiator, dining area, double glazed windows to the front & side.

Cloakroom

Comprising wash hand basin, low level w.c., central heating radiator, part tiling.

First Floor

Landing

Double glazed window to the rear elevation, built-in airing cupboard, loft access, central heating radiator.

Bedroom One

16' 9" x 10' (5.11m x 3.05m)

Double glazed window to the front & side, central heating radiator.

En-Suite

Shower cubicle with electric shower, low level w.c, wash hand basin, heated chrome towel rail, tiling, double glazed window to the side.

Bedroom Two

13' 2" x 9' 2" (4.01m x 2.79m)

Double glazed window to the front, central heating radiator.

Bedroom Three

9' 9" x 7' 4" (2.97m x 2.24m)

Double glazed window to the rear, free standing wardrobes, central heating radiator.

Family Bathroom

6' 5" x 5' 5" (1.96m x 1.65m)

Suite to comprise bath with main shower over, wash hand basin, low level w.c., heated chrome towel rail, tiling.

Detached Outbuilding

Irregular Shaped Room 15' 9" (max) x 15' 8" (max) (4.80m (max) x 4.78m)

A purpose built detached dwelling with floor space of 20 sq.meters. Power & light, concrete built, double glazed french doors to the front, double glazed windows to the front.

Outside

To the front of the property path approach to front door with shrubs, borders & gravel detail, driveway to the side & electric vehicle charging point.

Landscaped rear garden having decking, lawn area , gravel detail, paved path, spotlights and side access to frontage.

Agents Note

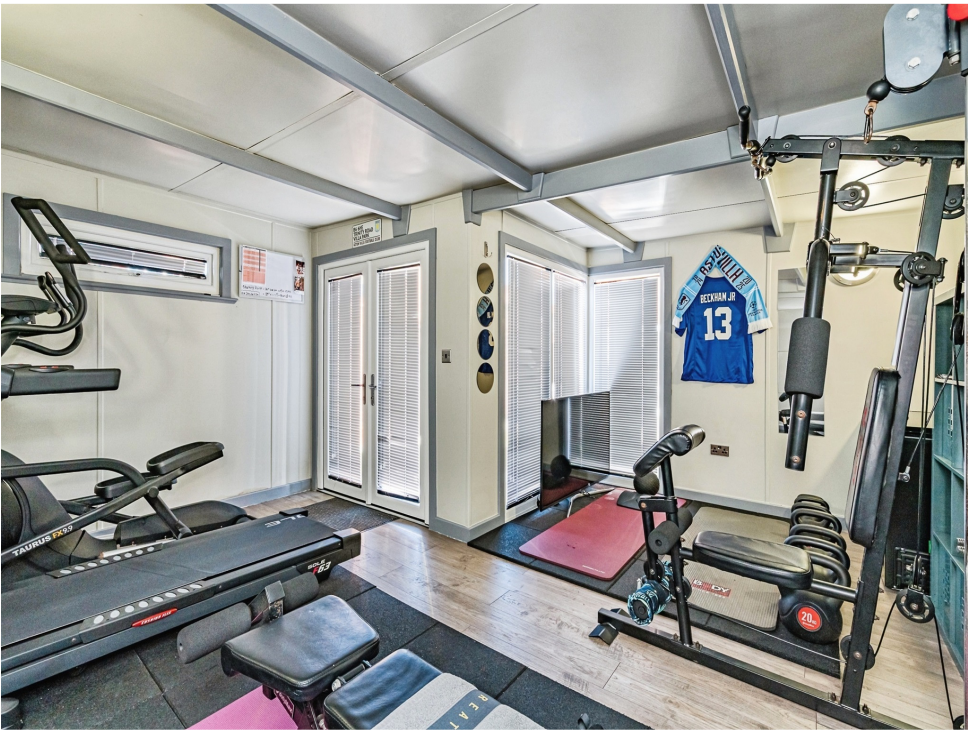
Public Right of Way

There is an existing Right of Way at the property, please enquire with the branch for further details.

Managed Freehold

The sellers advise that they pay £185.00 per annum as a contribution towards upkeep





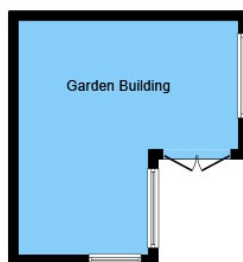




Ground Floor



First Floor



Detached Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01384 214 770
E dudley@connells.co.uk

4 & 5 Stone Street
DUDLEY DY1 1NS

EPC Rating: B

view this property online connells.co.uk/Property/DUD313738

Tenure: Freehold



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Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: DUD313738 - 0005